141.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	866,100 / 866,100
					USE VALUE:	866,100 / 866,100
					ASSESSED:	866,100 / 866,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		STEVENS TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANG KENNETH R & MARCELLA G
Owner 2:	
Owner 3:	
Street 1:	30 STEVENS TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,798 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Aluminum Exterior and 2473 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7798.000	342,900		523,200	866,100
Total Card	0.179	342,900		523,200	866,100
Total Parcel	0.179	342,900		523,200	866,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.22 | /Parcel: 350.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	90957
GIS Ref	
GIS Ref	
Insp Date	04/20/18

!10924!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	342,900	0	7,798.	523,200	866,100	866,100	Year End Roll	12/18/2019
2019	101	FV	271,400	0	7,798.	490,500	761,900	761,900	Year End Roll	1/3/2019
2018	101	FV	277,500	0	7,798.	405,400	682,900	682,900	Year End Roll	12/20/2017
2017	101	FV	277,500	0	7,798.	372,700	650,200	650,200	Year End Roll	1/3/2017
2016	101	FV	277,500	0	7,798.	340,000	617,500	617,500	Year End	1/4/2016
2015	101	FV	262,100	0	7,798.	333,500	595,600	595,600	Year End Roll	12/11/2014
2014	101	FV	262,100	0	7,798.	310,000	572,100	572,100	Year End Roll	12/16/2013
2013	101	FV	262,100	0	7,798.	294,900	557,000	557,000		12/13/2012

PRINT

Date	Time
12/11/20	01:09:36

LAST REV

Date	Time
06/12/18	14:56:15
danam	
10924	

USER DEFINED

Prior Id # 1:	90957
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	875-121		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2018	721	Redo Kit	79,186	C				
4/6/2018	378	Inter-De	3,000	C				
11/29/2001	899	Addition	20,000	C				12X13KIT ADDITION
10/17/2001	792	Det. Gar	2,000	C				REPAIR GARAGE
1/30/1993	26		25,000					GARAGE/L.A. ABOVE

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	Meas/Inspect	CC	Chris C
12/2/2008	Meas/Inspect	372	PATRIOT
5/16/2002	Permit Visit	PM	Peter M
10/27/2000	Hearing N/C	163	PATRIOT
12/1/1999	Mailer Sent		
11/22/1999	Measured	243	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7798		Sq. Ft.	Site		0	80.	0.84	9									523,152						523,200	

Total AC/HA: 0.17902 | Total SF/SM: 7798 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 523,152 | Spl Credit | Total: 523,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	6 - Average	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07458544
Const Adj.:	0.99989998
Adj $ / SQ:	134.310
Other Features:	84368
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465960
Depreciation:	123014
Depreciated Total:	342947

COMMENTS

OF=2 BIDETS, BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

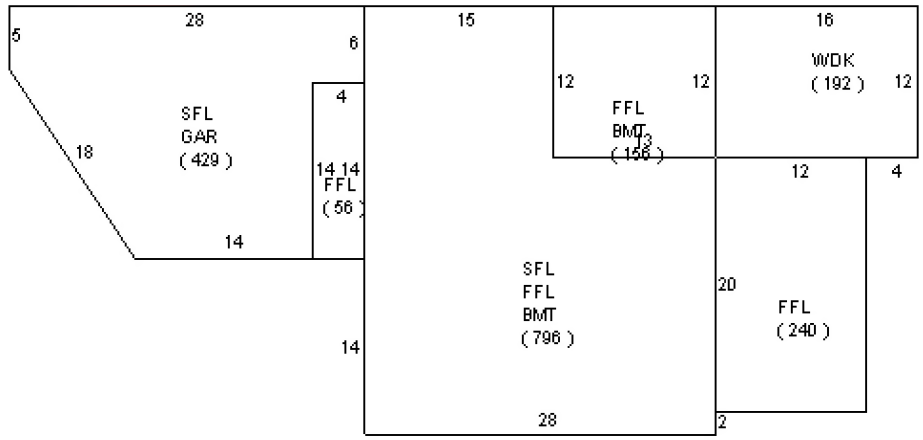
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.31
Special Features:	0	Val/Su Net:	84.75
Final Total:	342900	Val/Su SzAd	138.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,248	134.310	167,619
SFL	Second Floor	1,225	134.310	164,529
BMT	Basement	952	40.290	38,359
GAR	Garage	429	20.830	8,934
WDK	Deck	192	11.210	2,152

Net Sketched Area:	4,046			Total:	381,593
Size Ad	2473	Gross Are	4046	FinArea	2473

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	